

**STREET DEED**

**Date:** May 29, 2020

**Grantor:** NAJIB WEHBE

**Grantor's Address:** 5902 Mountain Villa Drive  
Austin, Texas 78731

**City:** CITY OF AUSTIN, TEXAS, a Texas home-rule municipal corporation situated in the counties of Hays, Travis, and Williamson

**City's Address:** P.O. Box 1088  
Austin, Travis County, Texas 78767-1088

**Property:** 0.833 acre of land out of the Jose Antonio Navarro Grant Abstract No. 18, Travis County, Texas, said 0.833 acre being more particularly described by metes and bounds in the attached **Exhibit "A"**.

**Consideration:** Ten Dollars (\$10.00) and other good and valuable consideration paid to Grantor for which no lien either express or implied is retained

**Permitted Encumbrances:** Any easements, liens, encumbrances, general real estate taxes on the Property for the current year, zoning laws, regulations and ordinances of municipal and other governmental authorities, and other matters not subordinated to the Property and of record in the Real Property Records of the Texas county in which the Property is located that are valid, existing, and affect the Property as of the Date

**GRANTOR**, for the Consideration, does **GRANT, SELL, AND CONVEY** unto **CITY** the Property, together with all improvements on it and all rights and appurtenances thereto (including, without limitation, any right, title, and interest of Grantor in and to (i) any water and wastewater rights, utility and development rights, (ii) mineral rights and royalty interests, (iii) all easements, and adjacent streets, waterways, roads, alleys, or rights-of-way, currently in existence, and (iv) any reversionary rights, if any; to the extent such items pertain to the Property) (collectively, the **"Rights and Appurtenances"**).

**TO HAVE AND TO HOLD** the Property, together with all and singular the Rights and Appurtenances thereto in anywise belonging, unto City forever; and Grantor binds Grantor and Grantor's heirs, successors, and assigns to **WARRANT AND FOREVER DEFEND**, all and singular, the title to the Property, subject to the Permitted Encumbrances, to the City against every person

whomsoever lawfully claiming, or to claim the Property, or any part of the Property, when the claim is by, through, or under Grantor, but not otherwise.

City assumes the payment of ad valorem taxes and assessments for the current year and for subsequent years, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

Except where the context otherwise requires, *Grantor* includes *Grantor's heirs, successors, and assigns* and *City* includes *City's employees, agents, consultants, contractors, successors, and assigns*; and where the context requires, singular nouns and pronouns include the plural.

Executed effective the Date first above stated.

Grantor: NAJIB WEHBE

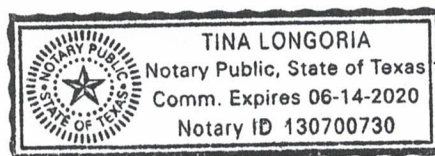
Najib Wehbe

STATE OF TEXAS §  
COUNTY OF DISTRICT §

Before me, the undersigned notary, on this day personally appeared Najib Wehbe, known to me through valid identification to be the person whose name is subscribed to the preceding instrument and acknowledged to me that the person executed the instrument in the person's official capacity for the purposes and consideration expressed in the instrument.

Given under my hand and seal of office on May 29<sup>th</sup> 2020.

[Seal]



Tina Longoria  
Notary Public, State of Texas

APPROVED AS TO FORM:  
CITY OF AUSTIN, TEXAS  
LAW DEPARTMENT

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Assistant City Attorney

## CONSENT BY LIEN HOLDER

**Date:** MAY 26, 2020

**Lien Holder:** THE ROSCOE STATE BANK, A STATE CHARTERED BANK

**Lien Holder Notice Address:** 117 CYPRESS STREET  
ROSCOE, TEXAS 79545

**Liens:** Deed of Trust dated APRIL 16, 2015, from Grantor to **JOHN W. JAY**, Trustee, securing the payment of one promissory note of even date in the original principal amount of \$310,250.00, payable to **Lien Holder**, of record in Document Number 2015059121, of the Official Public Records of TRAVIS County, Texas and all other liens against the Property held by Lien Holder regardless of how created or evidenced.

**Grant Document:** The document to which this Consent by Lien Holder is attached, and consented to.

**Property:** The tract of land described in the Grant Document that is the subject of the grant to City under the Grant Document.

In consideration of \$10 and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, Lien Holder, as the holder of the Liens against the Property, and its successors and assigns:

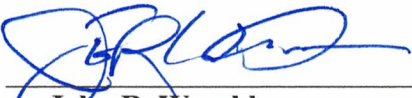
1. consent to the Grant Document, its contents and recording;
2. agrees that any monetary rights of City for performance of any Grantor obligations under the Grant Document will remain in place and unaffected by the Liens regardless of the frequency or manner of renewal, extension, change, or alteration of the Liens or the note or notes secured by the Liens and will remain the obligation of any subsequent owner of the Property so long as the City provides written notice of any claim or default to Lien Holder at least thirty calendar days prior to incurring any expense claimed as a monetary right of the City;
3. agree that foreclosure of any of the Liens, or other sale of the Property under judicial or non-judicial proceedings, will be sold subject to the Grant Document and will not extinguish the rights and interests of City in the Grant Document or the Property and that the Grant Document shall remain in effect and shall be fully enforceable; and
4. affirm that the undersigned has the authority to bind the Lien Holder, and that all acts necessary to bind Lien Holder have been taken.



As used in this consent the capitalized terms defined in the Grant Document have the same meanings assigned to each term.

Executed effective the date first above stated.

**The Roscoe State Bank**

By:   
Name: **John R. Womble**  
Title: **Executive Vice President**

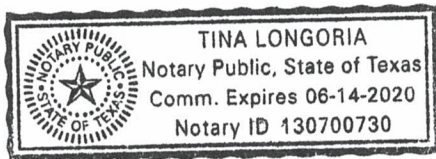
STATE OF Texas §  
COUNTY OF Bastrop §

Before me, the undersigned notary, on this day personally appeared **John R. Womble, Executive Vice President of The Roscoe State Bank**, a state chartered bank, known to me through valid identification to be the person whose name is subscribed to the preceding instrument and acknowledged to me that the person executed the instrument in the person's official capacity for the purposes and consideration expressed in the instrument.

Given under my hand and seal of office on May 26<sup>th</sup>, 2020.

[Seal]

  
Notary Public, State of Texas



**HOLT CARSON, INCORPORATED**  
**PROFESSIONAL LAND SURVEYORS**

Texas Licensed Surveying Firm Registration No. 10050700

1904 FORTVIEW ROAD

AUSTIN, TX 78704

TELEPHONE: (512) 442-0990

E-mail: [hci@austin.rr.com](mailto:hci@austin.rr.com)

April 21, 2020

"EXHIBIT A"

**FIELD NOTE DESCRIPTION OF 0.833 ACRE OF LAND OUT OF THE JOSE ANTONIO NAVARRO GRANT ABSTRACT No. 18 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (59.09 ACRE) TRACT OF LAND AS CONVEYED TO NAJIB F. WEHBE BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT No. 2015059120 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a ½" iron rod with a plastic cap imprinted with "Holt Carson, Inc." found in the current East right-of-way line of Ross Road and in the South line of that certain (61.12 acre) tract of land as conveyed to A.J. Holloway by deed recorded in Volume 2635 Page 77 of the Deed Records of Travis County, Texas, and as subsequently conveyed to Glen A. French and Woodrow W. French by deed recorded in Volume 3718 Page 2212 of the Deed Records of Travis County, Texas, for the Southwest corner of that certain (60.10 acre) tract of land described as "Tract Two" and as conveyed to Joe T. Robertson, Jr., Daniel B. Robertson and Thomas H. Robertson by deed recorded in Volume 5552 Page 30 of the Deed Records of Travis County, Texas, and for the Northwest corner of that certain (25.98 acre) tract of land as conveyed to Louis Carl Berger and wife, Berniece Faye Berger by Correction Warranty Deed recorded in Volume 6290 Page 2082 of the Deed Records of Travis County, Texas, and for the Southwest corner of that certain (59.09 acre) tract of land as conveyed to Najib F. Wehbe by General Warranty Deed recorded in Document No. 2015059120 of the Official Public Records of Travis County, Texas and being the Southwest corner and **PLACE OF BEGINNING** of the herein described tract, from which a ½" iron rod found in the West line of Ross Road for the Southeast corner of that certain (0.50 acre) tract of land as conveyed to Richard Shelton and Helen Shelton by Warranty Deed recorded in Volume 8353 Page 458 of the Deed Records of Travis County, Texas, bears N 60 deg. 43' W 56.45 ft.;

**THENCE** crossing through the interior of said Holloway (61.12 acre) tract with the current East right-of-way line of Ross Road as defined by the West line of said Robertson (60.10 acre) tract and with the West line of said Wehbe (59.09 acre) tract, the following three (3) courses;

- 1.) **N 28 deg. 57' 00" E 328.08 ft.** to a ½" iron rod with a plastic cap imprinted "Holt Carson, Inc." found for a point of curvature;



- 2.) Along a curve to the right with a radius of 340.85 ft. for an arc length of 118.77 ft. and which chord bears, **N 38 deg. 56'00" E 118.17 ft.** to a ½" iron rod with a plastic cap imprinted "Holt Carson, Inc." found the East edge of the paving of Ross Road for a point of tangency;
- 3.) **N 48 deg. 54' 53" E 481.04 ft.** to a ½" iron rod with a plastic cap imprinted "Holt Carson, Inc." found in the North line of said Holloway (61.12 acre) tract, same being the Northwest corner of said Najib (59.09 acre) tract, also being the Northwest corner of said Robertson (60.10 acre) tract and also being the Southwest corner of that certain (3.00 acre) tract of land as conveyed to Alberto G. Monreal and Maria Rivera Monreal by General Warranty Deed recorded in Document No. 2000100466 of the Official Public Records of Travis County, Texas, and being the Northwest corner of the herein described tract, from which a ½" iron rod found in the East line of Ross Road for the Northwest corner of said Monreal (3.00 acre) tract bears, **N 48 deg. 54' 53" E 341.40 ft.**, and also from which a ½" iron rod found for the Southeast corner of said Monreal (3.00 acre) tract bears **S 61 deg. 07' 23" E 407.08 ft.**;

**THENCE** leaving the current East right-of-way line of Ross Road with the North line of said Robertson (60.10 acre) tract, the North line of said Wehbe (59.09 acre) tract and with the South line of said Monreal (3.00 acre) tract, **S 60 deg. 39'41" E 45.56 ft.** to a ½" iron rod set with a plastic cap imprinted "Holt Carson, Inc." in the proposed East right-of-way line of Ross Road and being the Northeast corner of the herein described tract;

**THENCE** leaving the South line of said Monreal (3.00 acre) tract, re-crossing the interior of said Holloway (61.12 acre) tract and crossing through the interior of said Robertson (60.10 acre) tract and said Wehbe (59.09 acre) tract, with the proposed East right-of-way line of Ross Road the following three (3) courses:

- 1.) **S 48 deg. 51'00" W 448.60 ft.** to a ½" iron rod with a with a plastic cap imprinted "Holt Carson, Inc." set at a point of curvature;
- 2.) Along a curve to the left with a radius of 800.00 ft. for an arc length of 277.85 ft. and which chord bears, **S 38 deg. 54'00" W 276.45 ft.** to a ½" iron rod with a plastic cap imprinted "Holt Carson, Inc." set at a point of tangency;
- 3.) **S 28 deg. 57'00" W 202.36 ft.** to a ½" iron rod with a plastic cap imprinted "Holt Carson, Inc." set in the North line of said Berger (25.98 acre) tract, same being a point in the South lines of said Holloway (61.12 acre) tract, said Robertson (60.10 acre) tract and said Wehbe (59.09 acre) tract and being the Southeast corner of the herein described tract;

0.833 Acre  
Page 3 of 3

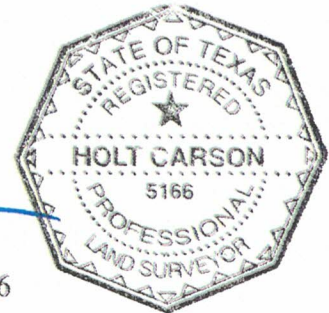
**THENCE** the North line of said Berger (25.98 acre) tract, and with the South lines of said Holloway (61.12 acre) tract, said Robertson (60.10 acre) tract and said Wehbe (59.09 acre) tract, **N 60 deg. 43'00" W 29.84 ft.** to the **PLACE OF BEGINNING** an containing **0.833 acre** of land.

PREPARED: April 21, 2020



Holt Carson

Registered Professional Land Surveyor No. 5166  
Reference Map C 955052





⑤ ½" Iron Rod Found  
 ⑤ ½" Iron Pipe Found  
 ⑤ Capped Iron Found  
 \* Inundated Point  
 \* ½" Iron Rod Found with plastic cap  
 imprinted with "Holt Carson Inc."  
 ▼ 60D Nail Set  
 —x— Wire Fence  
 —//— Wood Board Fence  
 (Record Bearing and Distance)

BY:

Holt Carson  
Registered Professional  
Land Surveyor No. 5166  
HOLT CARSON, INC.  
Firm Registration  
No. 10050700  
www.hciaustin.com



LOT 13  
BLOCK G  
ROSS ROAD SUBDIVISION  
DOCUMENT NO. 201800311

REAL 300  
MONREAL  
(ES)  
2000100406  
IS60°00'E 407.34'  
S61°07'23"E 407.08'

156°04'05"E 181.05'  
559°37'23"E 181.00'

S60°39'41"E 485.11'

FOLEY  
DRIVE  
(60')

**PROPOSED R.O.W.**

ROSS ROAD

ROSS RO  
JOSE ANTONIO NAVARRO GRANT  
ABSTRACT NO. 18

NAJIB F. WEHBE  
59.09 ACRES  
GENERAL WARRANTY DEED  
DOCUMENT No. 2015059120

S38°54'00"E  
276.45' A=277.85'  
R=800.00'

(N39°39'E)  
C=118.78'  
**N38°56'E**  
**C=118.17'**  
**A=118.77'**  
**R=340.85'**

three-30"  
metal drainpipes

RICHARD SHELTON AND  
HELEN SHELTON  
(0.50 ACRE)

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**PLACE OF BEGINNING**

SKETCH TO ACCOMPANY DESCRIPTION OF  
0.833 ACRE OF LAND OUT OF THE JOSE ANTONIO  
NAVARRO GRANT ABSTRACT No. 18 IN TRAVIS COUNTY,  
TEXAS, BEING A PORTION OF THAT CERTAIN (59.09 ACRE)  
TRACT OF LAND AS CONVEYED TO NAJIB F. WEHBE BY  
GENERAL WARRANTY DEED RECORDED IN DOCUMENT  
No. 2015059120 OF THE OFFICIAL PUBLIC RECORDS OF  
TRAVIS COUNTY, TEXAS.

C 955052



AFTER RECORDING RETURN TO:

City of Austin

Law Department

P.O. Box 1088

Austin, Texas 78767-1088

Attn: C. Curtis, Paralegal